

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24b Goodrich Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2021

to 30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/79 Brooks St BENTLEIGH EAST 3165	\$1,300,000	04/07/2021
2	2/2 Simmonds St HUGHESDALE 3166	\$1,251,000	01/11/2021
3	77a Dalny Rd MURRUMBEENA 3163	\$1,205,000	02/12/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/12/2021 09:42



3 2 1

Property Type: Townhouse (Res)

Land Size: 309 sqm approx

Agent Comments

Comparable Properties



1/79 Brooks St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 04/07/2021

Property Type: Townhouse (Res)

Land Size: 302 sqm approx



2/2 Simmonds St HUGHESDALE 3166 (REI)

Agent Comments

3 2 2

Price: \$1,251,000

Method: Private Sale

Date: 01/11/2021

Property Type: House



77a Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 2 2

Price: \$1,205,000

Method: Private Sale

Date: 02/12/2021

Property Type: House